

DEVELOPMENT CONDITIONS

January 20, 2016

FDP 2011-PR-023-4

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-023-4 to permit a residential building with ground level retail as portion of a mixed used development associated with RZ 2011-PR-023 located on Tax Map 29-4 ((7)) 2A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments approved with RZ 2011-PR-023.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled “Arbor Row Block D,” prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC and Parker Rodriguez, Inc., and dated March 30, 2015 as revised through December 30, 2015, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Despite the note in the BMP Narrative on Sheet C8.2 of the FDP which reserves the ability for the applicant to purchase offsite nutrient credit to satisfy BMP requirements, all stormwater quality and quantity requirements and proffered commitments shall be met onsite or provided within Tysons District and demonstrated at site plan to the satisfaction of the Department of Public Works and Environmental Services (DPWES).
3. The masonry enclosure for the cistern will be similar in color and material to that selected for the primary building façade. The height of the enclosure will be sufficient to screen the cistern.